

EXHIBIT 1

A 2.587 ACRE TRACT OF LAND SITUATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 14 NORTH, RANGE 2 EAST OF THE 3RD PRINCIPAL MERIDIAN, SHELBY COUNTY, ILLINOIS AND BEING PART OF A TRACT OF LAND DESCRIBED AS PARCEL 2 IN DEED TO THE HOWARD G. BUFFETT FOUNDATION, RECORDED IN DOCUMENT NO. 2013R04023 OF THE DEED RECORDS OF SHELBY COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH LINE OF SAID SOUTHEAST 1/4, FROM WHICH THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4 BEARS SOUTH 89 DEGREES 39 MINUTES 11 SECONDS EAST, A DISTANCE OF 818.87 FEET;

THENCE NORTH 89 DEGREES 39 MINUTES 11 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 94.78 FEET TO A POINT FOR CORNER IN THE NORTHEAST RIGHT-OF-WAY LINE OF U.S. ROUTE 51 (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE NORTHWESTERLY, ALONG SAID NORTHEAST RIGHT-OF-WAY LINE, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

NORTH 16 DEGREES 54 MINUTES 27 SECONDS WEST, A DISTANCE OF 6.03 FEET TO A POINT FOR CORNER;

NORTH 16 DEGREES 54 MINUTES 28 SECONDS WEST, A DISTANCE OF 419.18 FEET TO A POINT FOR CORNER;

NORTH 13 DEGREES 36 MINUTES 48 SECONDS WEST, A DISTANCE OF 111.68 FEET TO A POINT FOR CORNER;

NORTH 73 DEGREES 36 MINUTES 06 SECONDS EAST, A DISTANCE OF 44.34 FEET TO A POINT FOR CORNER;

NORTH 13 DEGREES 36 MINUTES 46 SECONDS WEST, A DISTANCE OF 839.86 FEET TO A POINT FOR CORNER IN THE NORTH LINE OF SAID SOUTHEAST 1/4;

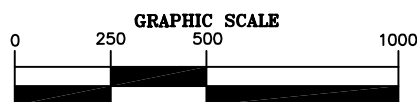
THENCE SOUTH 89 DEGREES 32 MINUTES 59 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 79.26 FEET TO A POINT FOR CORNER;

THENCE SOUTH 14 DEGREES 07 MINUTES 52 SECONDS EAST, LEAVING SAID NORTH LINE, A DISTANCE OF 203.19 FEET TO A POINT FOR CORNER;

THENCE SOUTH 12 DEGREES 02 MINUTES 27 SECONDS EAST, A DISTANCE OF 837.74 FEET TO A POINT FOR CORNER;

THENCE SOUTH 16 DEGREES 21 MINUTES 45 SECONDS EAST, A DISTANCE OF 341.60 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 112,677 SQUARE FEET OR 2.587 ACRES OF LAND, MORE OR LESS.

EXHIBIT 1



SECTION 20
TOWNSHIP 14N
RANGE 2E

U.S. ROUTE 51
(VARIABLE WIDTH
RIGHT-OF-WAY)

SEE DETAIL "A"

TRACT I
JON ODELL
BOOK 620, PAGE 348
D.R.S.C.I.
A_ILRP_PZ_SH_238

PROPOSED VARIABLE
WIDTH EASEMENT
2.587 ACRES
(112,677 S.F.)

PARCEL 2
THE HOWARD G. BUFFETT FOUNDATION
DOCUMENT NO. 2013R04023
D.R.S.C.I.
A_ILRP_PZ_SH_236

L11

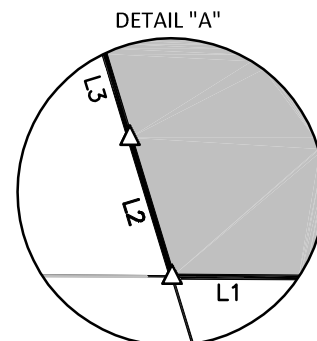
P.O.B.

TRACT III
MARJORIE E. GORDEN,
TRUSTEE OF THE REVOCABLE
TRUST NO. 020721
DOCUMENT NO. 01-3338
D.R.S.C.I.
A_ILRP_PZ_SH_232
A_ILRP_PZ_SH_233

P.O.R.

SECTION 29
TOWNSHIP 14N
RANGE 2E

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N89°39'11"W	94.78
L2	N16°54'27"W	6.03
L3	N16°54'28"W	419.18
L4	N13°36'48"W	111.68
L5	N73°36'06"E	44.34
L6	N13°36'46"W	839.86
L7	S89°32'59"E	79.26
L8	S14°07'52"E	203.19
L9	S12°02'27"E	837.74
L10	S16°21'45"E	341.60
L11	S89°39'11"E	818.87



NOT TO SCALE

LEGEND

D.R.S.C.I.	DEED RECORDS SHELBY COUNTY, ILLINOIS
P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
△	CALCULATED POINT
---	SECTION LINE (APPROXIMATE)
---	PROPERTY LINE (APPROXIMATE)
---	PROPOSED EASEMENT CENTERLINE
---	PROPOSED EASEMENT

NOTES:

- ALL INFORMATION SHOWN HEREON IS FOR PRELIMINARY PURPOSES ONLY.
- BOUNDARY LINES SHOWN HEREON ARE CALCULATED FROM BOTH RECORD INFORMATION AND PRELIMINARY ON THE GROUND SURVEY INFORMATION. FINAL EASEMENT DOCUMENTATION WILL BE PROVIDED UPON COMPLETION OF THE FINAL SURVEY.
- SURVEYING AND MAPPING ACCEPTS NO LIABILITY WITH RESPECT TO THE ACCURACY OF THE RECORD INFORMATION PROVIDED BY OTHERS.

STATE OF ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.006475

SHEET 02 OF 02

PROJECT: ILLINOIS RIVERS
JOB NUMBER: 32359
DATE: 05/20/2014
SCALE: 1" = 500'
TRACT ID: A_ILRP_PZ_SH_236
DRAWN BY: LDK



PURCHASE OPTION EXHIBIT
150' TRANSMISSION LINE EASEMENT
PANA TO MT. ZION
SECTION 20, TOWNSHIP 14 NORTH, RANGE 2 EAST
OF THE 3RD PRINCIPAL MERIDIAN
SHELBY COUNTY, ILLINOIS

A_ILRP_PZ_SH_236_POE_R1.DWG